

Midpoint Commerce Park
A 700 Acre Commercial Park Site
Located on I-10 At SR-228 North Exit
MacClenny, Baker County, Florida

Midpoint Commerce Park is a master planned 700 acre commercial park development located in Baker County lying along the north side of I-10 at SR-228 North just east of MacClenny, Florida. The site is entitled for up to 6 million square feet of Industrial/Manufacturing space, plus up to 300,000 square feet of Office/Commercial space and a 175 room hotel contained within the Park. Sited nearly half way between I-95 and I-75 on I-10, it offers excellent transportation metrics for goods moving in all directions by truck, rail, and auto. The JAXPORT shipping facilities are 30 minutes to the east on I-10/I-95.

Conceived by the Knabb Family Interests of MacClenny on timber properties held in their Family since the 1920's, the Park will be a reflection of their commitment to their community and desire to create jobs for their fellow residents in the area.

Dual access to the development will be off I-10 at SR-228, the first interchange in Baker County west bound from Jacksonville. Traffic can enter the Park at the traffic signal just north of I-10 and transit east along the planned Midpoint Parkway eastward, winding north to the Park's second entry off US-90 to the north. Master planned water features, three lane interior roads, distinctive entry signage at both entries and on I-10, and extensive native landscaping and illumination will provide for a quality park feel throughout the development. Midpoint Parkway will be a much needed access route for trucks bypassing the narrow city streets through Macclenny in their transit from US-90 to I-10, and is planned to start under State DOT funding in 2017.

Sites may be offered for sale or lease from 10-700 acres, with utilities provided to each site's boundary. Rail service is available along the north boundary of the development along US-90 to be provided by CSX, with custom designed site service available to qualified users.

Build to suit options with leases structured for the prequalified tenant may also be considered.

Midpoint Commerce Park will be a desirable location at completion for companies that mandate excellent transportation access N-S-E-W, Interstate site exposure, high quality labor force, and available financial assistance from the State of Florida for locating in Baker County.

Site Data:

Elevation: 165'-175' above mean sea level on flat topography

Flood Plain: Outside 100 and 500 year flood plain

Wetlands: Uplands- wetlands outside usable acreage

Land Use: Industrial- up to 6 million SF

Office- up to 300,000 SF

Hotel- up to 175 rooms

Zoning: Currently Agricultural with land use approved for uses above.

Traffic Counts: I-10- 22,000 ADT

US-90- 5,800 ADT

Rail: CSX Rail Service with 2 miles of track frontage.

Utilities: Elect- Florida Power & Light to 175MW

Water & Sewer- City of MacClenny

Natural Gas- TECO/Peoples' Gas available for major user

Rail Terminals: CSX Intermodal Terminal 24+/- miles

Norfolk Southern Intermodal Terminal 19 miles+/-

FEC Intermodal terminal 29 miles +/-

Airport: Jacksonville International Airport 34 miles +/-

Cecil Field 13 miles+/-

Interstate Highway: To I-75 41+/- miles west

I-95 26 +/- miles east

I-295 21 +/- miles east

US-17 24 +/- miles south

US 301 7 +/- miles east

Economic Incentives: Baker County is designated as a Rural Area of Opportunity (RAO) by the State of Florida which qualifies it for the following employment incentive programs:

Qualified Target Industry Tax Refund Program

Quick Response Training Program

Rural Area Job Tax Credit Program